

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

15-93	ORLEANS		EAS.708
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Town/City: Town of Eastham

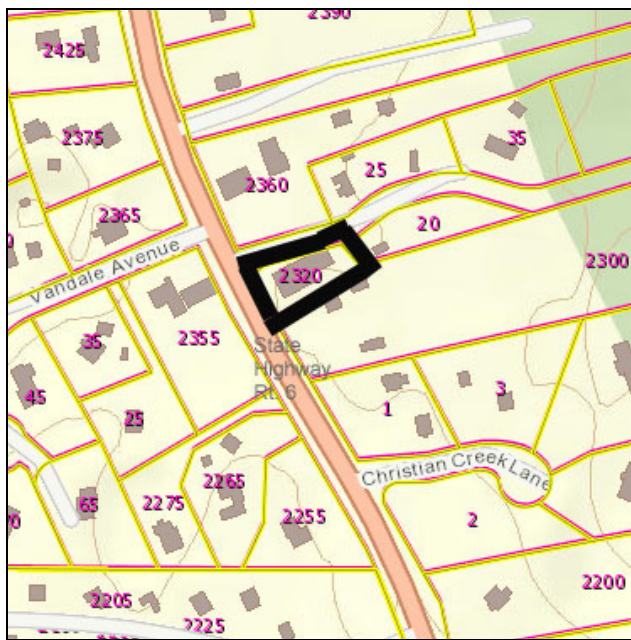
Place: (*neighborhood or village*): Eastham Center

Photograph



View from west.

Locus Map (north at top)



Address: 2320 State Highway

Historic Name: William H. Forrest House

Uses: Present: Mixed Use – retail commercial & residential

Original: single-family residence

Date of Construction: 1946

Source: tax records, deeds

Style/Form: Cape Cod

Architect/Builder: unknown

Exterior Material:

Foundation: concrete block

Wall/Trim: wood clapboard & wood shingles

Roof: asphalt shingles

Outbuildings/Secondary Structures: shed

Major Alterations (*with dates*): rear extensions & window changes (2000); window replacement (2001); pitch added to flat roof (2006)

Condition: good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.28 acre

Setting: The subject property is located on the east side of State Highway/Rt. 6 on the southeast corner of its intersection with Christian Creek Ln. It lies within a node of commercial development, with two gas stations, other shops and a post office. A bit farther east is Salt Pond Bay along which the Cape Cod National Seashore Park extends.

Recorded by: Larson Fisher Associates, Inc. with Kathryn Grover

Organization: Eastham Historical Commission

Date: May 2013

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EASTHAM

2320 STATE HIGHWAY

MASSACHUSETTS HISTORICAL COMMISSION

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☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION:

The one-story, wood frame building on the subject property has a Cape Cod-style dwelling facing State Highway and behind it a series of additions with hyphens. This building which began its life as a residence has been converted to a restaurant, "The Grist Mill" and shop, "Gristmill Gallery." The original front (west) section has a gable roof with a rear shed-roofed dormer (possibly added) and a three-bay front facade. The fenestration on the front is unusual in that pairs of diamond-paned windows flank the center entrance.¹ A rear ell has a shed roof and a secondary entrance facing Christian Creek Lane; the door surround has sidelights, the door a 15-light window and it gives out onto a raised wood deck. Cladding on the front and north side of the rear ell is wood clapboard; other parts are clad with wood shingles. Lean-to additions obscure both sides of this section of the building, which is painted red.

At some point a greenhouse was attached to the rear ell of the house, but it has since been replaced with a cross-gabled addition that remains connected. (See 2000 site plan and floorplans, below.) In 2000 significant alterations and expansions were initiated that included a change fenestration on the north side of the addition to the rear ell plus construction of a new two-story extension to create an attached but distinct dwelling. A flat roofed ell had its roof altered to increase its pitch in 2006 (which ell this was could not be determined).² A long deck with accessible ramp at its east end (leading from the parking lot) runs along the north side of the rear additions.

The property is essentially level and has an unimproved driveway off of and a parking pad accessible from Christian Creek Lane. A shed was erected behind the building in 2005.³ A wood privacy fence extends east from the rear wall of the newest addition to screen the rear yard from the street. Evergreen foundation plantings line the front of the house and north side deck and ramp.

HISTORICAL NARRATIVE

The house at 2320 State Highway was probably built by William T. and Dorothy M. Shaw on land that had been part of the holdings of Roland D. Cobb since 1868.⁴ Cobb owned land on both sides of State Highway and is shown in a house on the east side on the 1880 Eastham map (probably the adjoining property at 2300 State Highway).

Roland D. Cobb was born in Eastham in 1831 the son of Thomas and Priscilla Doane Cobb. In 1866 he married Maria Holmes Higgins, and by 1870 they are shown in this neighborhood with \$900 in real property and a four-year-old daughter, Sarah (or Sally) M. Cobb. Roland Cobb died in 1901 and his widow and unmarried daughter remained in their homestead until 1921, when they sold their property to William Hopkins Forrest.⁵ The son of Virginia native William H. Forrest, Sr. and his wife, Ida B. Grozier Forrest, Forrest grew up in Provincetown. His mother died in 1892 and in 1900 he was living in the Provincetown household of his uncle, Luther P. Hatch, along with his father and two siblings. He was then working as a house painter. He married Carrie L. Knowles in 1901 in Eastham; she was the daughter of John A. and Lucy Cobb Knowles, and he probably moved to Eastham at that point. By 1910 Forrest was working as a surfman (life guard) at the life-saving station. He and his wife adopted a son, Herbert, born about 1907, and Forrest's father was living in their Eastham household.

Forrest lived most of his life on State Highway, where he ran a gas station and a variety store in the 1920s and 1930s just north of the Whispering Pines cottage complex at 2195-2225 State Highway. Tax records for 1926 show him with a dwelling valued at \$1725 (probably 2300 State Highway), a barn, poultry house, and garage, a cottage, a "roadside store," several outbuildings, a water system and a lighting plant; his homestead lot was seven acres, suggesting it was the State Highway property, and he owned 54.5 acres in other parcels. The 1930 census shows him as a store proprietor living on State Highway with his wife, son Herbert, then a truck driver, Herbert's wife, and a domestic servant. By 1931 Forrest had added a "ladies rest room," a pump house, an "oil house," and a "camp house" to his property holdings, probably all on the west side of State Highway. In that year he was taxed on a seven-acre homestead lot, which, according to later tax records, was on the east side of State Highway, almost certainly #2300.

Tax records for 1937 show Forrest with a house valued at \$1700, a barn at \$450, a garage at \$180, a poultry house at \$30, a cottage at \$1000, a camp house at \$50, and a second camp house labeled "Herbert" in tax records, probably for his son, at \$50. In 1946 Forrest sold 5.7 acres of land on the east side of State Highway, apparently including the barn, garage, and poultry house, to William T. and Dorothy M. Shaw of Quincy and in the deed reserved for himself a house lot on the north side of the parcel. In September 1947 the Shaws sold part the 2320 State Highway property, including the house, two outbuildings, and a 1.7-acre lot, to Ralph W. and Natalie W. Eaton of Osterville, and two months later they sold the remainder in two parcels to

¹ Town of Eastham records include a floorplan that notes "stained glass windows" located on the interior between the original house & the left side ell were to be moved to the exterior of the front facade; building permit issued Feb. 25, 2000.

² Ibid, building permits dated March 2, 2000 ("alt. add.") for plans dated Feb. 23, 2000 (see below); Sept. 19, 2001 (window replacement);

³ Ibid, building permit dated Oct. 21, 2005.

⁴ Title to 2300 and 2320 State Highway cannot be reliably traced before May 1866, when mariner Jesse Collins of Eastham sold seven acres with a dwelling house, barn, and outbuildings as well as two other lots to Asa M. Stubbs of Eastham. See Jesse Collins to Asa M. Stubbs, 12 May 1866, Barnstable County Registry of Deeds (hereafter cited as BCD) 91:52. See also Asa M. Stubbs to Rowland D. Cobb, 31 October 1868, BCD 361:25.

⁵ Sarah M. Cobb to William H. Forrest, 22 October 1921, BCD 382:266.

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Charles W. and Anna B. Montgomery of North Adams.⁶ A November 1950 plan shows 2320 and 2300 State Highway and their parcels, which before subdivision extended east to Christian Creek.⁷

In 1956 the Eatons subdivided the 1.7-acre parcel that is 2320 State Highway; by then Christian Creek Lane had been platted to run east from State Highway, just north of the 2320 State Highway house.⁸ Two years later they sold 2320 State Highway to Peter J. and Mildred Ella Meize of Windsor, Connecticut. The Meizes owned 2320 State Highway and a 22,800-square foot parcel immediately east of it until 1975,⁹ when they sold it to A&M Realty Trust. Current owners Michael and Lisa Panaccione of Orleans acquired the property in 1999.

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MAPS

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SUPPLEMENTARY IMAGES

⁶ William H. Forrest to William T. and Dorothy M. Shaw, Quincy, 31 May 1946, BCD 648:23; William T. and Dorothy M. Shaw to Ralph W. and Natalie W. Eaton, Osterville, 2 September 1947, BCD 677:164. See also William T. and Dorothy M. Shaw to Charles W. and Anna B. Montgomery, North Adams, 28 November 1947, BCD 684:62.

⁷ "Plan of Properties in Eastham Mass.," November 1950, Barnstable County Registry of Deeds Plan (hereafter cited as BCP) 96:39.

⁸ "Subdivision Plan of Land in Eastham Mass. Made for Ralph W. Eaton et ux (Natalie W.)," 1956, BCP 127:105.

⁹ Peter J. and Mildred Ella Meize to Ronald A. Adams and John F. Murphy, trustees A&M Realty Trust, 17 January 1975, BCD 2141:273; Nathan Nickerson III, trustee Gristmill Realty Trust, to Michael and Lisa Panaccione, 12 April 1999, BCD 12192:266.

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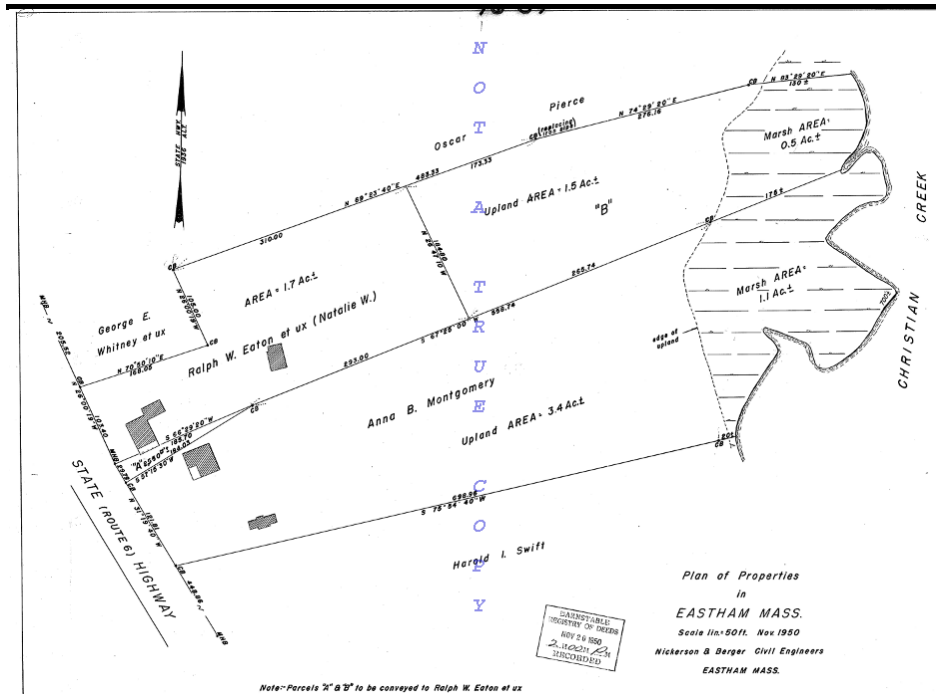
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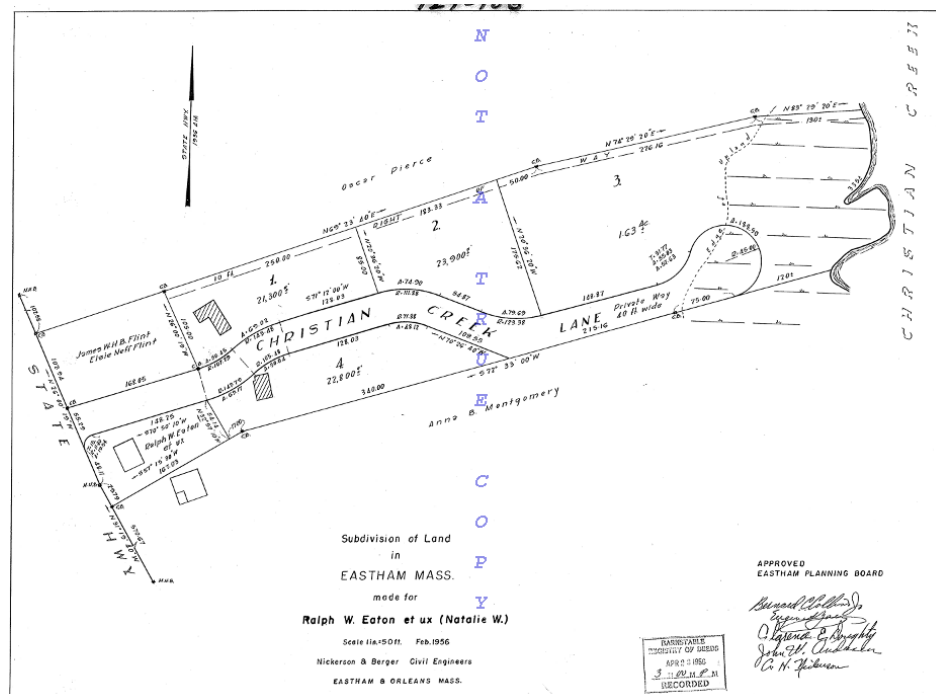
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November 1950 plan (BCP 96:39); 2320 State Highway is the parcel marked "Ralph W. Eaton et ux (Natalie W.)."



Eaton subdivision plan of 1956—2320 State Highway is located at the southeast corner of Christian Creek Ln. and State Hwy; the Montgomery parcel to the south (BCP 127:105) is 2300 State Hwy.

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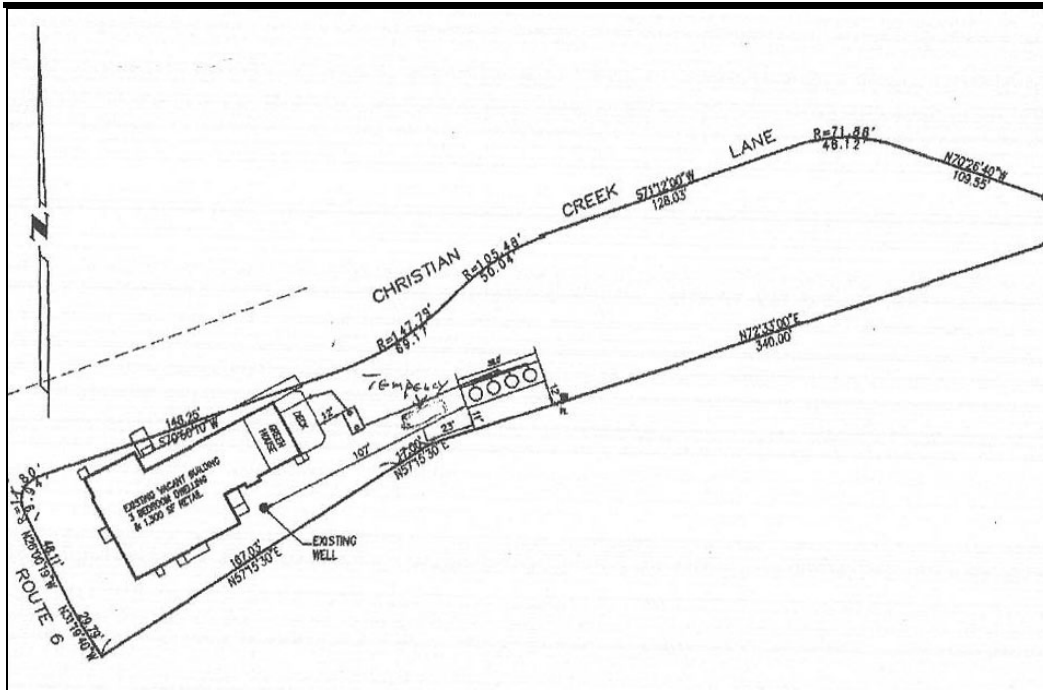
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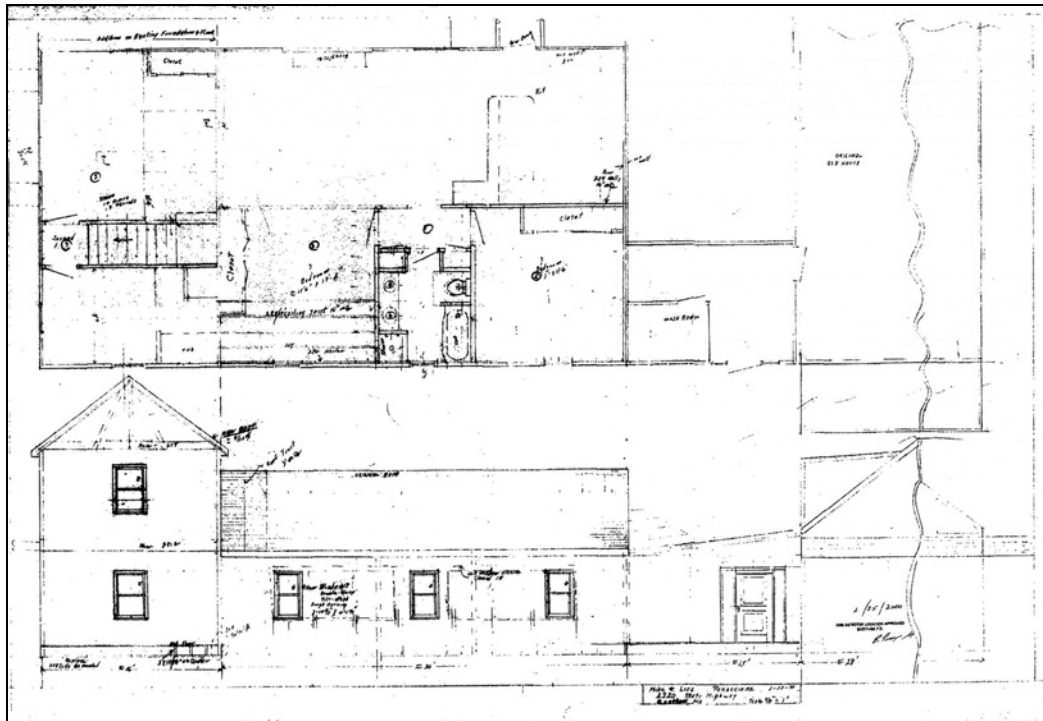
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A septic plan for the subject property date Jan. 31, 2000, illustrates the changes in footprint the building had undergone since it was constructed and notes the sections labeled from west to east: "Existing 3 bedroom dwelling & 1,300 SF Retail; Green House; Deck."



Expansion plans for current owners dated Feb. 28, 2000, that show the latest alterations and additions.

PHOTOGRAPHS

(credit Larson Fisher Associates, 2012-2013 unless otherwise noted)

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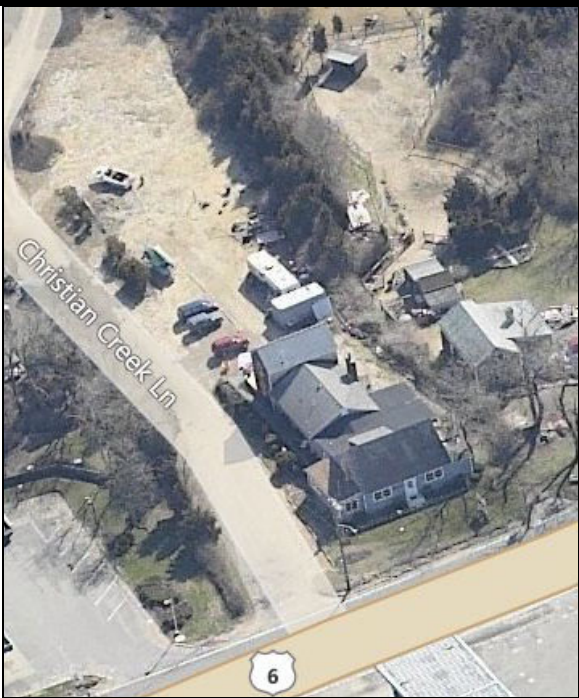
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Aerial view from west (photo courtesy of Bing Maps online). View from northwest.



View from northeast.



View of area behind building from north.